

FORM B – BUILDING

Assessor's Number USGS Quad Area(s) Form Number

09-288

Orleans

EAS.1332

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Town/City: EASTHAM

Place: (*neighborhood or village*):

Photograph



Address: 10 Thoreau Drive

Historic Name: Raymond Hoyer House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: 1944

Source: Title research, Eastham Tax Commitment Books

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Unknown

Wall/Trim: Synthetic clapboard/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

Two small outbuildings (Photo 3)

Major Alterations (*with dates*):

None on record

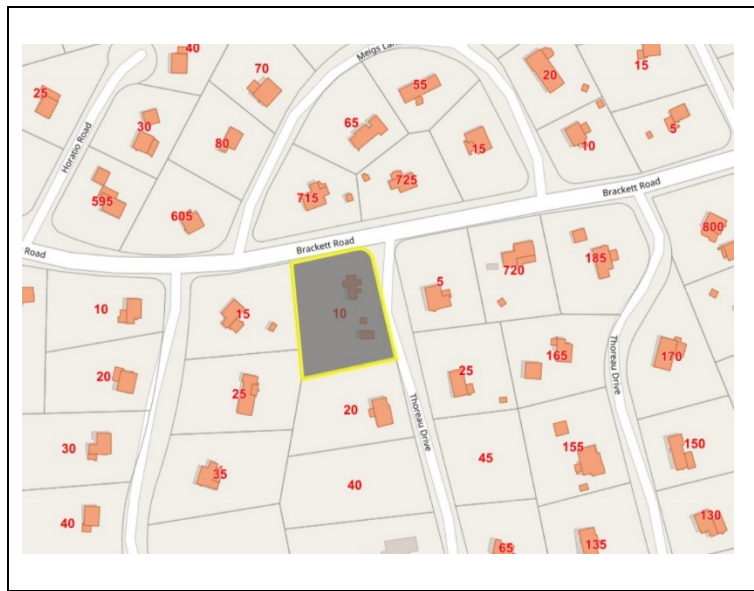
Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.71 acres

Setting: This cottage pre-dated but is set within a 1968 subdivision of small lots south of Brackett Road. The surrounding area includes cottages built from the mid-20th century onward. This house is set at the corner of Brackett Road and Thoreau Drive. The house may have originally been accessed from Brackett Road but is now accessed from Thoreau Drive. The parcel is largely left in a natural state.

Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

10 THOREAU DRIVE

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

The Raymond Hoyer House, built in 1944, appears to consist of a few elements. What may be the original portion of the cottage is the broad, one-story block with low-slung shed roof and ell with shed roof extending to the north (Photo 2). That ell may have begun as a porch that has since been enclosed. A fieldstone fireplace rises inside that former porch. To the rear (south) of that main block is a rear ell with a narrower footprint and differently-pitched shed roof. However, an ell on the east side of this rear ell has the same shallower roof pitch as the main block.

The foundation material is not visible. The elevations are clad in synthetic clapboard. The roof is clad in asphalt shingles. Fenestration includes wood, 6-paned sash set fairly high on the elevation – these windows appear to be early, if not original to the house.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This house has an Assessor date of 1910. Unless this house was moved to this location, for which there is no evidence to date, that construction date is incorrect. The United States Geological Survey (USGS) began conducting aerial photographic surveys of Cape Cod in 1938. In that first aerial survey, no buildings are shown in this location (Photo 4). The next aerial survey was conducted in 1952, by which time the cottage, or some portion of it, appears to be in place (Photo 5).

Title research for this property traces back to two deeds in 1940 where a 28-acre parcel and a contiguous 2-acre parcel south of Brackett Road were sold by William Forrest of Eastham and Annie F. Knowles of Orleans, respectively.¹ The two parcels were sold to Raymond A. Hoyer of Essex, MA. According to Eastham Tax Commitment Books, he was first taxed for a cottage (actually referred to as a camp) in 1944. Raymond A. Hoyer (1900-1980) and his wife, Mary (Casey) (1905-1978) lived in Andover, MA. He was listed as an operator of a kennel in the 1940 census, and dry food salesman in the 1950 census.

¹ Barnstable County Registry of Deeds, Book 574/ Page 213, 215.

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In 1966, the Hoyers sold four parcels totaling 30+ acres that included this cottage to S. Joseph and F. Zena Nemetz of Newtonville.² In 1968, they recorded a large subdivision that created Thoreau Drive and sold this cottage to Maryan R. and Ruth I. Galas of Monson, MA.³ Maryan R. Galas (1919-1994) worked as a pharmacist, and operated Galas Pharmacy until his retirement in 1983. He appears to have been active in Eastham – he was a member of the Preservation of Cape Cod and Nauset Light Preservation Society. After his death, this property was conveyed to their daughter, Jane Catwell of Hampton, VA.⁴ In 1996, she sold it to the current owner, Daniel R. DelGizzi, then of Braintree, now of Weston, MA.

BIBLIOGRAPHY and/or REFERENCES

Barnstable County Registry of Deeds. Deeds, Land Court Records, and Subdivision Maps.

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www.ancestry.com - Vital records.

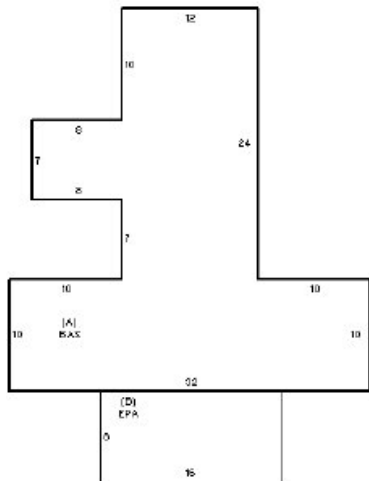


Figure 1. Assessor Sketch.



Photo 2. View from Brackett Road, looking south.

² Book 1354/ Page 551.

³ Book 1392/ Page 1130.

⁴ Book 9992/ Page 199.

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Photo 3. View of outbuildings from Thoreau Drive, looking southwest.



Photo 4. Detail of 1938 USGS survey.

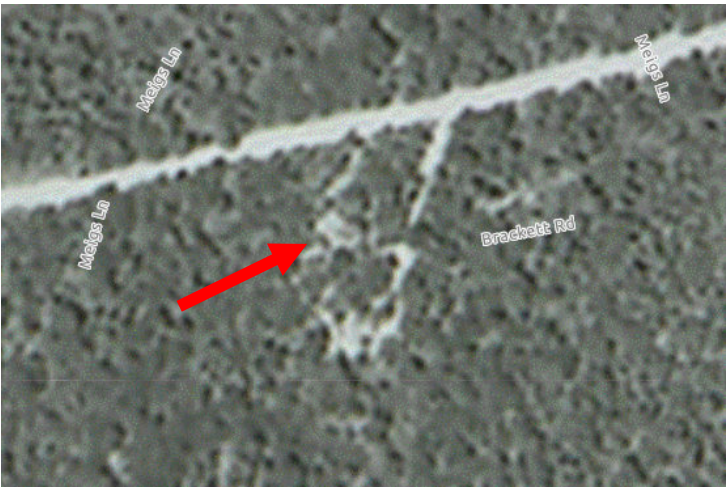


Photo 5. Detail of 1952 USGS survey (arrow to cottage added).